

AVAILABLE



Johnson City, Tennessee 298,557 square feet on 26.5 acres

Size: 298,557 s.f.

Dimensions: 326' x 828' with offsets

Lot Size: 26.42 acres

Expansion: Adequate ground to expand

Paved Parking: 340 paved, marked and lighted spaces

Condition: Excellent

Date(s) of Construction: 1961 - 229,116 s.f.
1980 - 69,441 s.f.

Construction:

Floors: Predominately 12" reinforced thick concrete with approximately 55,000 s.f. having 10" reinforced concrete and approximately 15,000 s.f. having 6" reinforced concrete

Walls: 8" concrete block

Columns: Steel

Ceiling: Original – Tectum
Addition – Corrugated metal

Roof: Built-up roof with gravel ballast over ultra light concrete

Office: 10,107 s.f. of offset office featuring large open bullpen area, 2 conference rooms, training room, nurses' station and kitchenette. Offices renovated in 2007 and offer carpeting, dropped acoustic ceiling tile, recessed fluorescent lighting and painted sheet rock walls.
6,637 s.f. of manufacturing offices located within the plant area.

Ceiling Height: 20'8" min – 21' max

Column Spacing: Original - 30' x 43'
Addition – 40' x 40'

Power: Supplied by Johnson City Power Board via TVA

Primary: 2 – Substations @ 13,200V, 480V, 3 phase

Secondary: 10,064 amps

Power (cont.):

Transformer: 4 – 2,000kVA

Distribution: Buss duct at 800 to 1,600 amps

Auxiliary Power: 80 KW diesel Kohler generator for emergency lighting and server

Heat: Twelve (12) gas-fired ceiling suspended units provide heat and make-up air @ 2.5-3 million BTU's. One (1) unit on southwest corner at 1.5 million BTU's

Ventilation: Wall mounted exhaust fans and louvers

Sprinkler: 100% wet, 8" risers

Density: .3 GPM/s.f.

Area: 2,500 s.f.

Total system requirements: 802.3 GPM @ 45.2 psi

Static pressure: 88 psi minimum

Residual Pressure: 61 psi

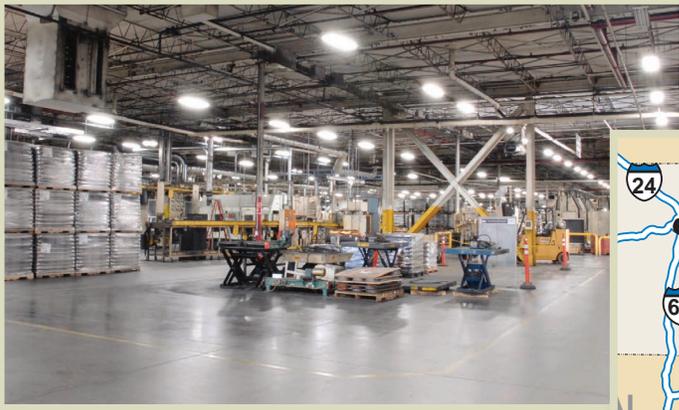
Water: Supplied by Johnson City Water Department 10" main, 4" line

Sewer: Supplied by Johnson City Water Department 15" main, 2" and 4" lines

Natural Gas: Supplied by Atmos Energy 4" main, 4" line

Compressed Air: 2 – 600 HP Cooper/Joy Centrifugal compressor
1 – 200 HP Sullair rotary screw compressor
1 – 150 HP Sullair rotary screw compressor
1 – 1500 CFM Cameron/Cooper/Joy air dryer
Centralized compressor control system

Air-Conditioning: Offices, tool crib, vending areas, remote conference room, quality lab and 22 spot cooling air conditioning units in plant @ 5 – 10 ton each.



Lighting:

T5 Fluorescent

Truck Loading:

- East:* 1 – Delivery/service dock
- West:* 10 – 9’ x 10’ tailgate doors with seals, locks, lights, pads and 8 with levelers
- 1 – 14’ x 20’ drive in door
- 1 – trash dock
- North:* 3 – 9’ x 10’ internal dock wells with seals, pads and levelers
- 1 – 12’ x 10’ drive in door
- 50’ concrete truck court and canopy

Rail:

Possible – East TN Railroad Shortline CSX

Zoning:

I-2

Taxes:

2009 – City \$27,691.00 – County \$34,414.22

Last Use:

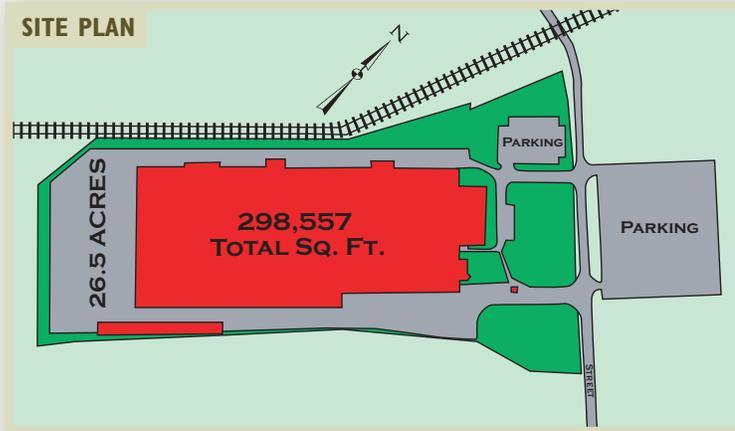
Manufactured brake drums, rotors and wheel hubs

Possession:

To be arranged

Additional Information:

- Server room air-conditioned with firewall and separate power feed tied to generator
- Ornamental and chain link fence around entire facility with guard house and automated gates
- Wireless internet system and fiber optic throughout plant
- Two vending areas
- Men’s/women’s lockers
- 225 ton roof mounted Marley cooling tower
- Tool crib
- Machine shop/tool room with dust collection system, jib crane and 8’ door for forklift traffic
- 13,659 s.f. stand alone storage shed includes 5 drive in doors and sprinkler
- Maintenance shop with 2 ton bridge crane
- Wastewater treatment area
- Hazardous waste storage building
- Separate employee entrance



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